



UNIT 7 MANOR PARK , BANBURY, OXFORDSHIRE OX16 3TB

QUALITY DISTRIBUTION/OFFICE BUILDING

- Situated within half a mile of Junction 11 of the M40 Motorway
- Storage & office space
- Landscaped Business Park Environment
- Good car parking provision

TO LET – Yr 1 £35,000, Yr 2 £40,000, Yrs 3-5 £45,000 pa
3,798 sq ft (352.83 sq m)

Contact **Clive Thompson**

Brown & Co Banbury

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BROWN & CO

Property and Business Consultants

brown-co.com

LOCATION

Banbury is the main centre for commerce and industry serving North Oxfordshire. Unit 7 Manor Park is located within half a mile of Junction 11 of the M40 motorway. There is excellent road communications via the motorway systems to London (70 miles to the south) and Birmingham (40 miles to the north). Oxford lies approximately 23 miles to the southeast of Banbury.

There is a fast intercity train service to London, Marylebone (53 minutes) and to Birmingham (53 minutes).

The town has a population of 50,000 with a catchment population in the order of 260,000.

DESCRIPTION

The premises comprises a single storey brick building with high eaves, a roller shutter door and separate ground floor office accommodation.

ACCOMMODATION

The property has the following (approximate) net internal floor area.

	m ²	ft ²
Ground Floor Office	93.20	1,003
Warehouse	166.44	1,792
First Floor Office	93.20	1,003
Total NIA	352.84	3,798

SERVICES

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

BUSINESS RATES

Business rates will be the responsibility of the occupier. We estimate that the whole has a Rateable Value of £38,000 with rates payable estimated at £18,960. Any prospective tenant should contact the local authority for confirmation.

RENT

Year 1 - £35,000 per annum

Year 2 - £40,000 per annum

Years 3-5 - £45,000 per annum

Rent is payable quarterly in advance, plus VAT.

TERMS

A new lease will be offered on a fully repairing and insuring basis. Term to be agreed by negotiation.

SERVICE CHARGE

A service charge will be levied to maintain the common areas of the estate.

EPC RATING

The property has an EPC rating of C.

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. These particulars were prepared on 17-Jan-22.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the letting.

VAT

It is understood that VAT is applicable.

VIEWING & FURTHER INFORMATION

Strictly through sole agents Brown & Co Banbury Office - 01295 273555 - Clive Thompson

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